

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Pending Sales in the Charleston Trident Association of REALTORS® region improved 1.7 percent overall. The price range with the largest pending sales gain was the \$500,001 to \$750,000 range, where sales were up 7.1 percent.

The overall Median Sales Price improved 2.2 percent to \$425,000. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.5 percent to \$454,495. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 42 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 71 days.

Market-wide, inventory levels increased 11.5 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale were up 14.0 percent. That amounts to 3.3 months of inventory for Single-Family Homes and 3.8 months of inventory for Condos.

Quick Facts

+ 7.1%	+ 4.6%	+ 1.4%
Price Range with Strongest Sales: \$500,001 to \$750,000	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family Homes
Pending Sales	2	
Closed Sales	3	
Days On Market Until Sale	4	
Median Sales Price	5	
Percent of Original List Price Received	6	
Inventory of Homes for Sale	7	
Months Supply of Inventory	8	

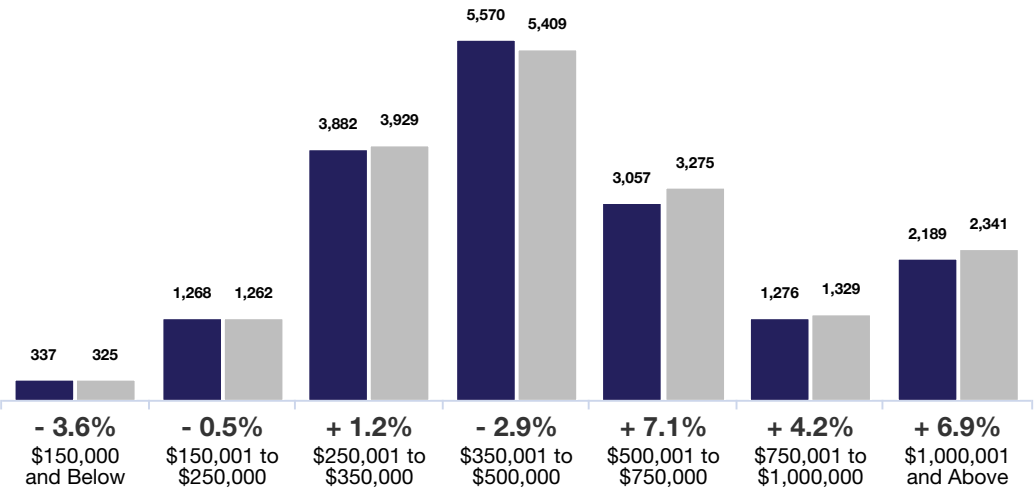


Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.

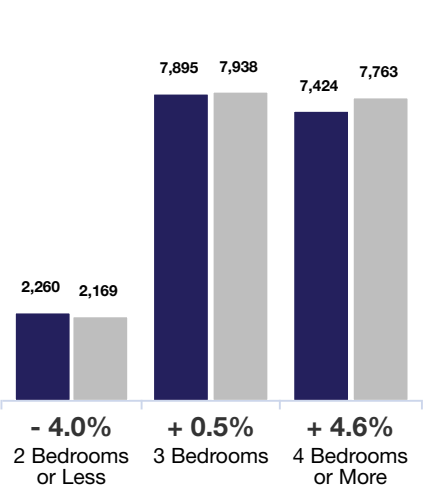
By Price Range

■ 11-2024 ■ 11-2025



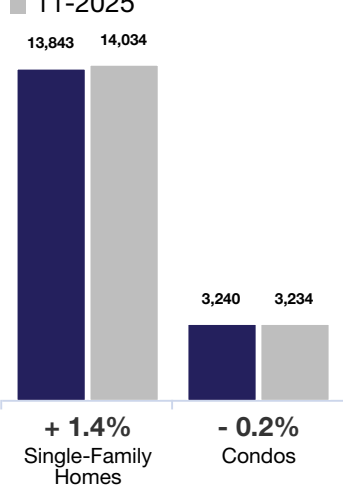
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024
■ 11-2025



All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	337	325	- 3.6%	207	184	- 11.1%	25	37	+ 48.0%
\$150,001 to \$250,000	1,268	1,262	- 0.5%	673	666	- 1.0%	430	393	- 8.6%
\$250,001 to \$350,000	3,882	3,929	+ 1.2%	2,551	2,479	- 2.8%	1,154	1,220	+ 5.7%
\$350,001 to \$500,000	5,570	5,409	- 2.9%	4,730	4,571	- 3.4%	796	787	- 1.1%
\$500,001 to \$750,000	3,057	3,275	+ 7.1%	2,692	2,884	+ 7.1%	363	383	+ 5.5%
\$750,001 to \$1,000,000	1,276	1,329	+ 4.2%	1,099	1,156	+ 5.2%	176	171	- 2.8%
\$1,000,001 and Above	2,189	2,341	+ 6.9%	1,891	2,094	+ 10.7%	296	243	- 17.9%
All Price Ranges	17,579	17,870	+ 1.7%	13,843	14,034	+ 1.4%	3,240	3,234	- 0.2%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	2,260	2,169	- 4.0%	818	757	- 7.5%	1,363	1,338	- 1.8%
3 Bedrooms	7,895	7,938	+ 0.5%	6,031	6,010	- 0.3%	1,597	1,601	+ 0.3%
4 Bedrooms or More	7,424	7,763	+ 4.6%	6,994	7,267	+ 3.9%	280	295	+ 5.4%
All Bedroom Counts	17,579	17,870	+ 1.7%	13,843	14,034	+ 1.4%	3,240	3,234	- 0.2%

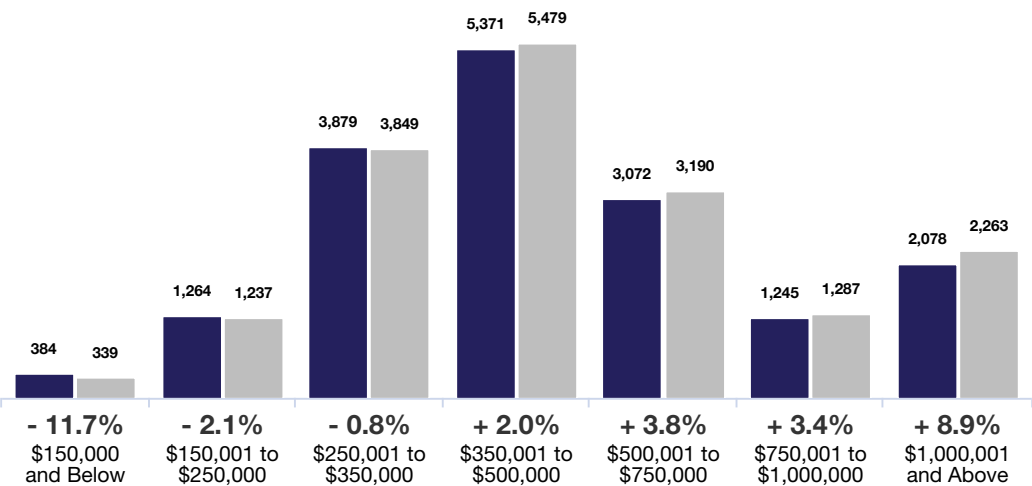
Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.

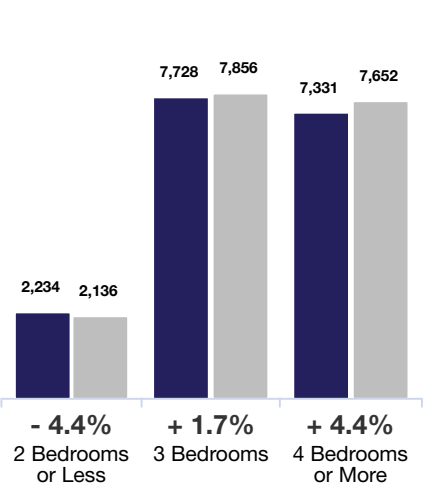
By Price Range

■ 11-2024 ■ 11-2025



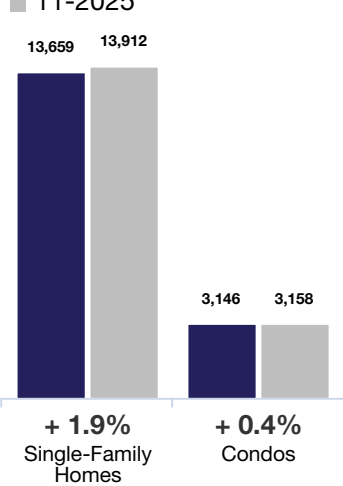
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties				Single-Family Homes				Condos			
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
\$150,000 and Below	384	339	- 11.7%	238	192	- 19.3%	35	40	+ 14.3%	35	40
\$150,001 to \$250,000	1,264	1,237	- 2.1%	671	661	- 1.5%	434	382	- 12.0%	434	382
\$250,001 to \$350,000	3,879	3,849	- 0.8%	2,575	2,416	- 6.2%	1,125	1,218	+ 8.3%	1,125	1,218
\$350,001 to \$500,000	5,371	5,479	+ 2.0%	4,578	4,663	+ 1.9%	758	767	+ 1.2%	758	767
\$500,001 to \$750,000	3,072	3,190	+ 3.8%	2,715	2,808	+ 3.4%	355	376	+ 5.9%	355	376
\$750,001 to \$1,000,000	1,245	1,287	+ 3.4%	1,074	1,122	+ 4.5%	170	165	- 2.9%	170	165
\$1,000,001 and Above	2,078	2,263	+ 8.9%	1,808	2,050	+ 13.4%	269	210	- 21.9%	269	210
All Price Ranges	17,293	17,644	+ 2.0%	13,659	13,912	+ 1.9%	3,146	3,158	+ 0.4%	3,146	3,158
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025
2 Bedrooms or Less	2,234	2,136	- 4.4%	813	752	- 7.5%	1,341	1,308	- 2.5%	1,341	1,308
3 Bedrooms	7,728	7,856	+ 1.7%	5,929	5,966	+ 0.6%	1,540	1,574	+ 2.2%	1,540	1,574
4 Bedrooms or More	7,331	7,652	+ 4.4%	6,917	7,194	+ 4.0%	265	276	+ 4.2%	265	276
All Bedroom Counts	17,293	17,644	+ 2.0%	13,659	13,912	+ 1.9%	3,146	3,158	+ 0.4%	3,146	3,158

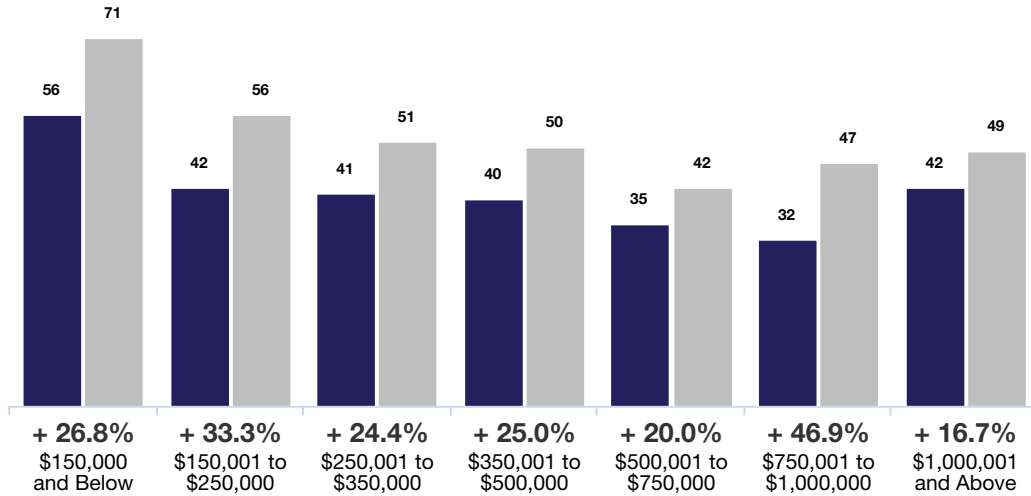
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

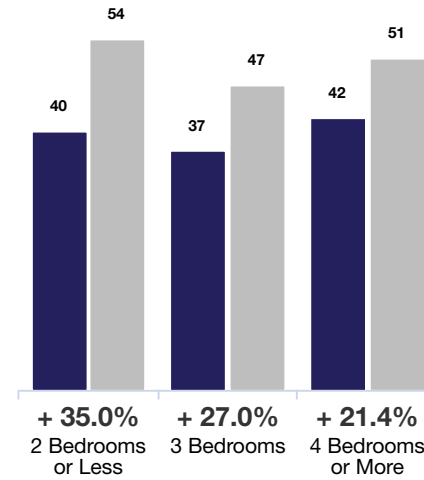
By Price Range

■ 11-2024 ■ 11-2025



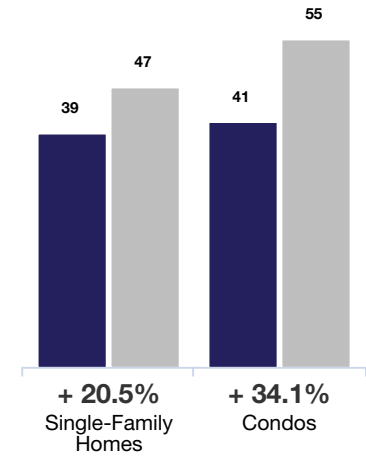
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$150,000 and Below	56	71	+ 26.8%
\$150,001 to \$250,000	42	56	+ 33.3%
\$250,001 to \$350,000	41	51	+ 24.4%
\$350,001 to \$500,000	40	50	+ 25.0%
\$500,001 to \$750,000	35	42	+ 20.0%
\$750,001 to \$1,000,000	32	47	+ 46.9%
\$1,000,001 and Above	42	49	+ 16.7%
All Price Ranges	40	49	+ 22.5%

Single-Family Homes

11-2024	11-2025	Change
56	69	+ 23.2%
42	55	+ 31.0%
39	46	+ 17.9%
40	51	+ 27.5%
35	40	+ 14.3%
30	45	+ 50.0%
42	49	+ 16.7%
39	47	+ 20.5%

Condos

11-2024	11-2025	Change
31	57	+ 83.9%
38	52	+ 36.8%
47	60	+ 27.7%
36	48	+ 33.3%
36	60	+ 66.7%
48	54	+ 12.5%
43	49	+ 14.0%
41	55	+ 34.1%

By Bedroom Count

11-2024	11-2025	Change
40	54	+ 35.0%
37	47	+ 27.0%
42	51	+ 21.4%
40	49	+ 22.5%

Single-Family Homes

11-2024	11-2025	Change
40	47	+ 17.5%
36	44	+ 22.2%
41	50	+ 22.0%
39	47	+ 20.5%

Condos

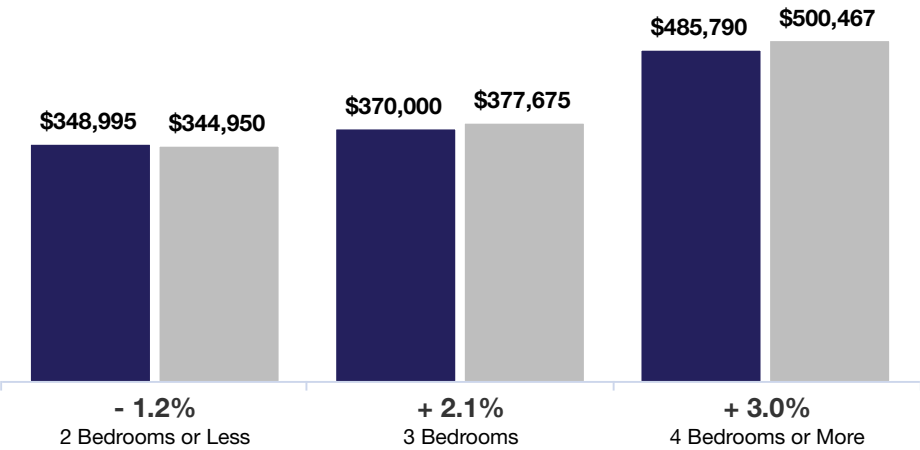
11-2024	11-2025	Change
38	56	+ 47.4%
42	54	+ 28.6%
48	52	+ 8.3%
41	55	+ 34.1%

Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

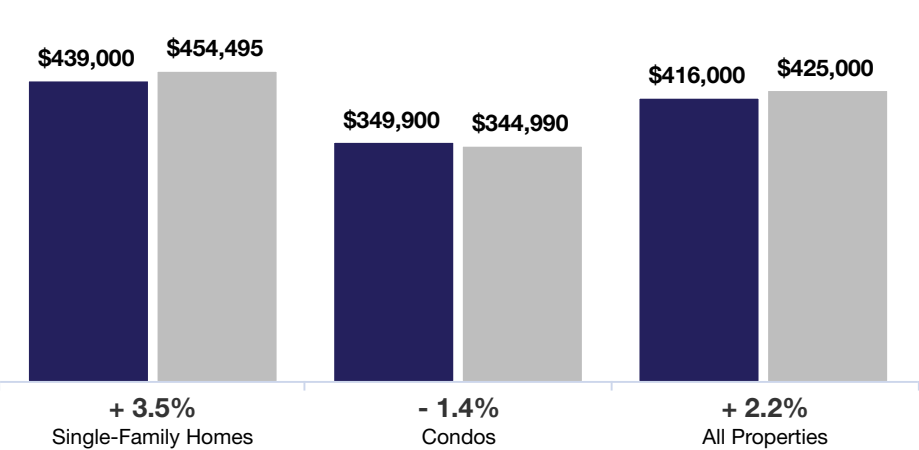
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties			
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	\$348,995	\$344,950	- 1.2%
3 Bedrooms	\$370,000	\$377,675	+ 2.1%
4 Bedrooms or More	\$485,790	\$500,467	+ 3.0%
All Bedroom Counts	\$416,000	\$425,000	+ 2.2%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
\$395,000	\$400,000	+ 1.3%	\$345,000	\$337,000	- 2.3%
\$380,000	\$392,394	+ 3.3%	\$344,995	\$335,000	- 2.9%
\$500,000	\$520,000	+ 4.0%	\$391,745	\$389,990	- 0.4%
\$439,000	\$454,495	+ 3.5%	\$349,900	\$344,990	- 1.4%

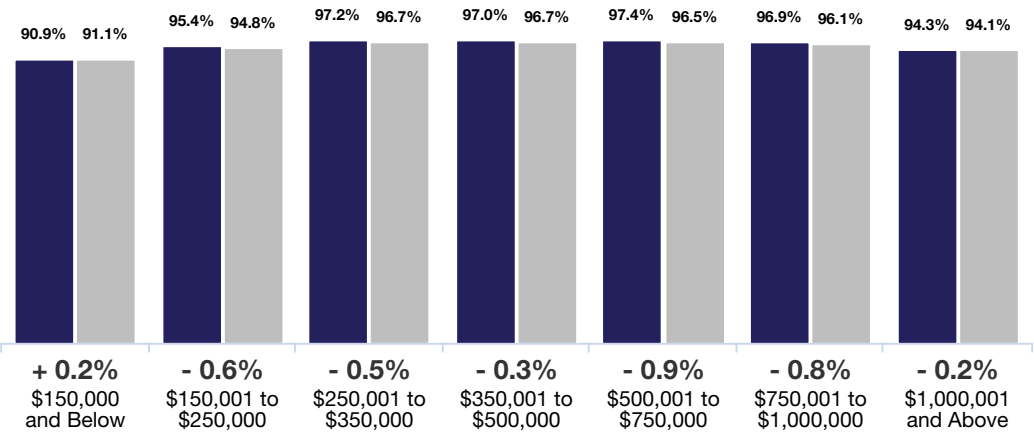
Percent of Original List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.
Based on a rolling 12-month average.

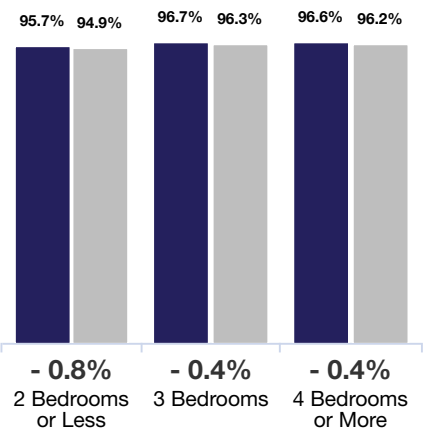
By Price Range

■ 11-2024 ■ 11-2025



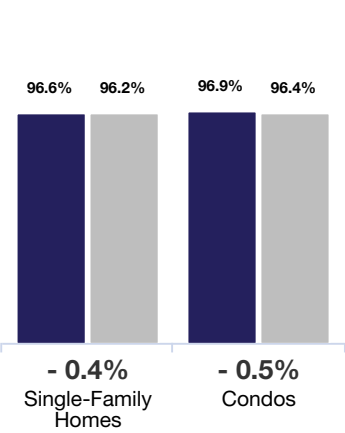
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024
■ 11-2025



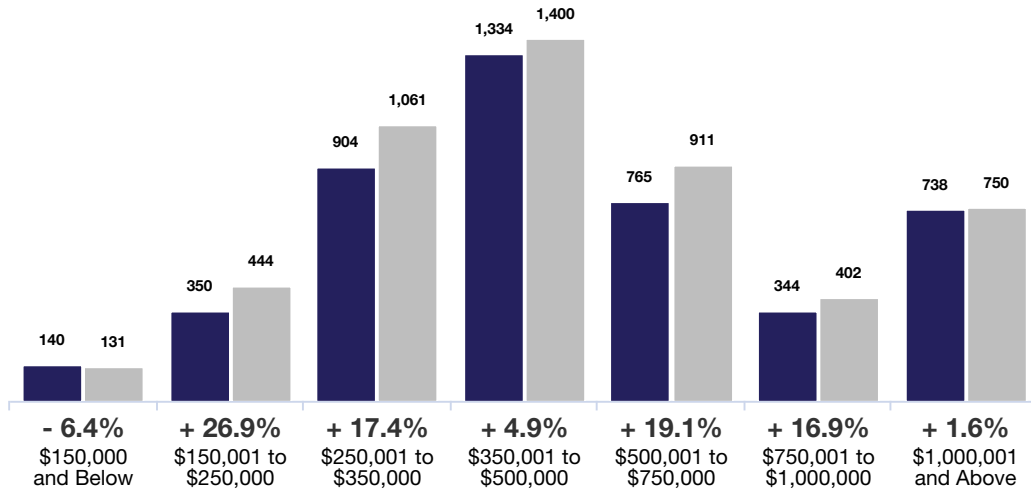
All Properties				Single-Family Homes			Condos		
By Price Range	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
\$150,000 and Below	90.9%	91.1%	+ 0.2%	91.2%	93.7%	+ 2.7%	95.5%	88.5%	- 7.3%
\$150,001 to \$250,000	95.4%	94.8%	- 0.6%	95.4%	94.6%	- 0.8%	96.1%	96.0%	- 0.1%
\$250,001 to \$350,000	97.2%	96.7%	- 0.5%	97.2%	96.8%	- 0.4%	97.4%	97.0%	- 0.4%
\$350,001 to \$500,000	97.0%	96.7%	- 0.3%	97.1%	96.8%	- 0.3%	97.2%	96.7%	- 0.5%
\$500,001 to \$750,000	97.4%	96.5%	- 0.9%	97.5%	96.6%	- 0.9%	96.6%	96.2%	- 0.4%
\$750,001 to \$1,000,000	96.9%	96.1%	- 0.8%	97.0%	96.2%	- 0.8%	96.3%	95.6%	- 0.7%
\$1,000,001 and Above	94.3%	94.1%	- 0.2%	94.2%	94.1%	- 0.1%	95.4%	94.2%	- 1.3%
All Price Ranges	96.6%	96.1%	- 0.5%	96.6%	96.2%	- 0.4%	96.9%	96.4%	- 0.5%
By Bedroom Count	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	95.7%	94.9%	- 0.8%	95.4%	95.1%	- 0.3%	96.3%	95.3%	- 1.0%
3 Bedrooms	96.7%	96.3%	- 0.4%	96.7%	96.3%	- 0.4%	97.4%	97.1%	- 0.3%
4 Bedrooms or More	96.6%	96.2%	- 0.4%	96.7%	96.2%	- 0.5%	96.7%	97.4%	+ 0.7%
All Bedroom Counts	96.6%	96.1%	- 0.5%	96.6%	96.2%	- 0.4%	96.9%	96.4%	- 0.5%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

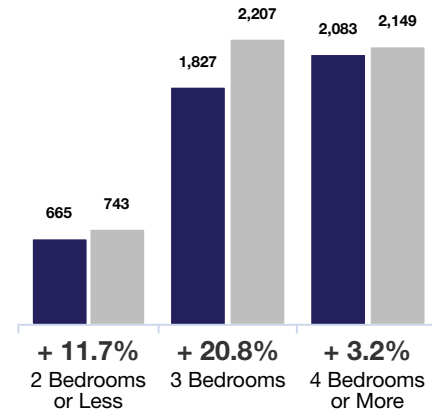
By Price Range

■ 11-2024 ■ 11-2025



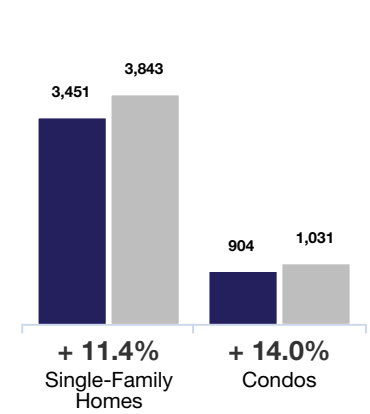
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$150,000 and Below	140	131	- 6.4%
\$150,001 to \$250,000	350	444	+ 26.9%
\$250,001 to \$350,000	904	1,061	+ 17.4%
\$350,001 to \$500,000	1,334	1,400	+ 4.9%
\$500,001 to \$750,000	765	911	+ 19.1%
\$750,001 to \$1,000,000	344	402	+ 16.9%
\$1,000,001 and Above	738	750	+ 1.6%
All Price Ranges	4,575	5,099	+ 11.5%

By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	665	743	+ 11.7%
3 Bedrooms	1,827	2,207	+ 20.8%
4 Bedrooms or More	2,083	2,149	+ 3.2%
All Bedroom Counts	4,575	5,099	+ 11.5%

Single-Family Homes

11-2024	11-2025	Change
82	67	- 18.3%
173	228	+ 31.8%
548	600	+ 9.5%
1,088	1,189	+ 9.3%
633	762	+ 20.4%
286	345	+ 20.6%
641	652	+ 1.7%
3,451	3,843	+ 11.4%

11-2024	11-2025	Change
207	222	+ 7.2%
1,305	1,641	+ 25.7%
1,939	1,980	+ 2.1%
3,451	3,843	+ 11.4%

Condos

11-2024	11-2025	Change
12	11	- 8.3%
99	148	+ 49.5%
296	379	+ 28.0%
215	200	- 7.0%
132	145	+ 9.8%
56	54	- 3.6%
94	94	0.0%
904	1,031	+ 14.0%

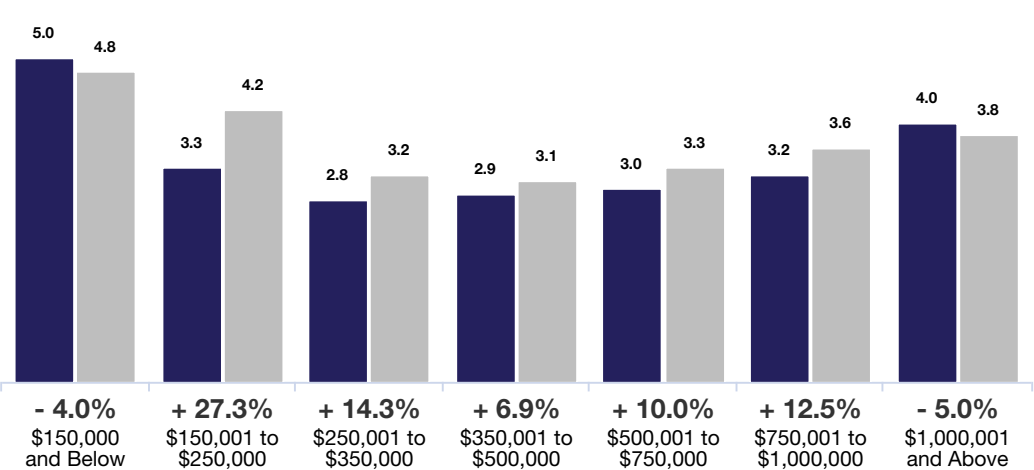
11-2024	11-2025	Change
413	466	+ 12.8%
417	477	+ 14.4%
74	88	+ 18.9%
904	1,031	+ 14.0%

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.
Based on one month of activity.

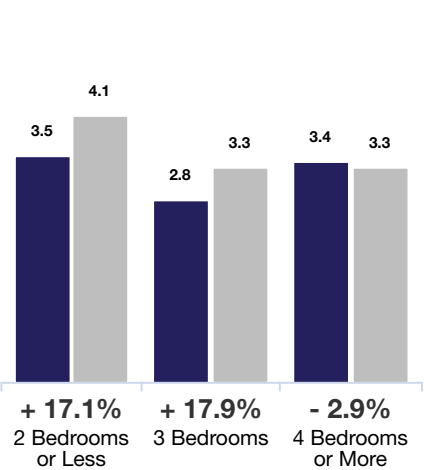
By Price Range

■ 11-2024 ■ 11-2025



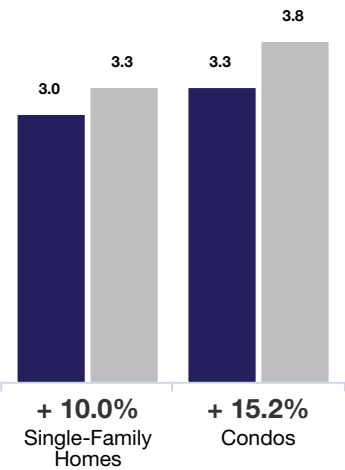
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024
■ 11-2025



All Properties			
By Price Range	11-2024	11-2025	Change
\$150,000 and Below	5.0	4.8	- 4.0%
\$150,001 to \$250,000	3.3	4.2	+ 27.3%
\$250,001 to \$350,000	2.8	3.2	+ 14.3%
\$350,001 to \$500,000	2.9	3.1	+ 6.9%
\$500,001 to \$750,000	3.0	3.3	+ 10.0%
\$750,001 to \$1,000,000	3.2	3.6	+ 12.5%
\$1,000,001 and Above	4.0	3.8	- 5.0%
All Price Ranges	3.1	3.4	+ 9.7%
By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	3.5	4.1	+ 17.1%
3 Bedrooms	2.8	3.3	+ 17.9%
4 Bedrooms or More	3.4	3.3	- 2.9%
All Bedroom Counts	3.1	3.4	+ 9.7%

Single-Family Homes			Condos		
11-2024	11-2025	Change	11-2024	11-2025	Change
4.8	4.4	- 8.3%	4.8	3.3	- 31.2%
3.1	4.1	+ 32.3%	2.8	4.5	+ 60.7%
2.6	2.9	+ 11.5%	3.1	3.7	+ 19.4%
2.8	3.1	+ 10.7%	3.2	3.0	- 6.2%
2.8	3.2	+ 14.3%	4.4	4.5	+ 2.3%
3.1	3.6	+ 16.1%	3.8	3.8	0.0%
4.1	3.7	- 9.8%	3.8	4.6	+ 21.1%
3.0	3.3	+ 10.0%	3.3	3.8	+ 15.2%
11-2024	11-2025	Change	11-2024	11-2025	Change
3.0	3.5	+ 16.7%	3.6	4.2	+ 16.7%
2.6	3.3	+ 26.9%	3.1	3.6	+ 16.1%
3.3	3.3	0.0%	3.2	3.6	+ 12.5%
3.0	3.3	+ 10.0%	3.3	3.8	+ 15.2%